



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Acting Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2207396
Applicant Name: Julie Ledoux
Address of Proposal: 905 29th Ave. S

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide two parcels into 8 unit lots. Proposed unit lot parcel sizes are: A) 1,072 square feet; B) 1,069 square feet; C) 1,068 square feet; D) 1,071 square feet; E) 1,250 square feet; F) 1,251 square feet; G) 1,251 square feet; and H) 1,246 square feet. Construction of town homes is under application number 2107456.

The following approval is required:

Short Subdivision - To subdivide two existing parcels into eight unit lots.
(Chapter 23.24, Seattle Municipal Code)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

 ☐ DNS with conditions

 ☐ DNS involving non-exempt grading or demolition, or
 involving another agency with jurisdiction

BACKGROUND DATA

Site Description and Area Development

The subject property is located on the southwest corner of 29th Avenue S. and S. Charles Street. The site measures approximately 9,278 square feet and is zoned Multi-family Residential

Lowrise 2 (L2). The lot has approximately 90.08 feet of street frontage along 29th Avenue S. and a depth of approximately 103 feet along S. Charles Street. At this location, both streets are paved with curbs, gutters and sidewalks.

Proposal Description

The applicant proposes short subdivide two parcels into eight unit lots. Proposed unit lot parcel sizes are: A) 1,072 square feet; B) 1,069 square feet; C) 1,068 square feet; D) 1,071 square feet; E) 1,250 square feet; F) 1,251 square feet; G) 1,251 square feet; and H) 1,246 square feet. Vehicular access to the residential structures will be via a shared driveway off S. Charles Street.

Public Comment

During the comment period, which ended on January 1, 2003, no comment letters were received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.40, no short subdivision shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Policies and Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designated to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

Based on information proposed by the applicant, referral comments from DCLU, Seattle Public Utilities, Seattle Fire Department, Drainage, Seattle City Light, and review by the development analyst, the following findings are made with respect to the above-cited criteria:

1. The lots created by the proposed subdivision conform to all development standards of Lowrise 2 zones. Each lot will provide adequate area to meet applicable setbacks and lot coverage requirements.
2. All unit lot parcels will have direct vehicular access from a common shared driveway via S. Charles Street. The Seattle Fire Department has no objections to the proposed subdivision. Seattle City Light has approved the proposal and requested an Overhead/Underground Easement.
3. The existing structure on site is connected to an 8-inch public sanity sewer (PSS) located in 29th Avenue S. All future units will likely attach to the existing 8-inch PSS. Seattle Public Utilities approved this proposal under WAC # 02-1303.
4. The Seattle Municipal Code seeks to preserve and maintain the physical character of single family residential areas in ways that both encourage and nurture housing opportunities for all the cities residents. The proposed short subdivision will meet all minimum Land Use Code provisions and will have adequate access for vehicles, utilities and fire protection. The project will be conditioned to provide for the proper display of addresses for unit lots that do not have street frontage. In addition, the site also provides adequate drainage and sanitary sewer disposal. Therefore, the public use and interests are served by permitting the proposed subdivision.
5. The proposed subdivision is not located in a mapped or otherwise identified environmentally critical area so the subdivision is not subject to the provisions of the Critical Areas Ordinance.
6. The subject site currently has no trees on it as construction of the units has already begun. In order to meet the obligations of the tree preservation and planting requirement for new multifamily development (SMC 23.45.015C), the applicant has proposed the addition of trees to the site. Thus, the tree preservation/planting condition is satisfied.
7. This section of the Land Use Code provides that lots for townhouses may be created, which do not individually meet the requirements for lot size, setbacks, density and structure width and depth. Review of this site plan shows that the proposed unit lot subdivision conforms to applicable standards of SMC 23.24.045, and applicable standards for townhouses in the L-2 zoning district.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and responsible party(s) shall:

1. Provide final recording forms and fees.
2. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. All existing structures shall be shown on the face of the plat and their distances to the property lines dimensioned. Lot areas shall be shown on the plat. The location of all utilities shall be shown on the face to the plat. The short plat drawings shall be stamped by a licensed surveyor.

Signature: _____ (signature on file) Date: February 13, 2003

Glenda Warmoth, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services

GW:vr

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